



# TOWN OF EAST HAMPTON

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East Hampton, New York 11937-2684

Planning Department  
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## SUBDIVISION INITIAL EVALUATION 294 Abrahams Path LLC Subwaiver SCTM#300-149-2-31

Prepared by: Marco Wu *MW JP*  
Planner

Date: September 2, 2020

### 1. APPLICATION INFORMATION:

- A. INFORMATION RECEIVED:** Following Received (07/24/2020)
- Subdivision of Land/Lot Line Modification Application;
  - Land Survey of existing and proposed lot conditions dated (02/07/2020)
- B. DATE SUBMITTED:** July 24, 2020
- C. OWNER:** 294 Abrahams Path LLC
- D. APPLICANT/AGENT:** David Kirst, Esq., Matthews, Kirst & Cooley, PLLC
- E. SCHOOL DISTRICT:** East Hampton
- F. STREET NAME:** Abrahams Path
- G. TYPE OF STREET:** Town
- H. ZONING DISTRICT:** "A" Residence Zoning
- I. SEQRA - TYPE OF ACTION:** Type II
- J. INVOLVED AGENCIES:** N/A
- K. OTHER REVIEW:** Suffolk County Department of Health Services (SCDHS)
- L. WAS PROPERTY PREVIOUSLY SUBDIVIDED:** Yes
- M. IF YES, DATE OF SUBDIVISION:** August 7, 1958

### 2. DESCRIPTION OF PROJECT

- A. TYPE OF SUBDIVISION PROPOSED:** Subdivision waiver
- B. TOTAL ACREAGE:** 2.0594
- C. YIELD (NUMBER OF LOTS):** Two (2)
- D. RANGE OF LOT SIZE (SQUARE FEET):** (40,836 - 44,854)
- E. ACRES OF RESERVED AREA:** N/A
- F. ACRES OF SCENIC EASEMENT:** N/A
- G. PERCENT OF RESERVED AREA:** N/A

**H. PERCENT OF TOTAL OPEN SPACE:** N/A

**I. TYPE OF ACCESS PROVIDED:** Two (2) Driveways

**J. LENGTH OF ACCESS:** N/A Both lots have frontage

**K. IS SIGHT DISTANCE ACCEPTABLE:** No change

**L. IMPROVEMENTS ON SUBJECT PARCEL:**

**I.** Lot 1 – (SCTM#300-149-2-31) will consist of half of the square footage from the original lot minus the square footage for a 20' wide access and utility easement. It meets Zoning Conformity of the minimum lot size 40,000 sq. ft.

**II.** Lot 2 – (SCTM#300-149-2-31) will consist of half of the square footage from the original lot. It meets Zoning Conformity of the minimum lot size 40,000 sq. ft.

**M. MOST RECENT CERTIFICATE OF OCCUPANCY:**

12/3/71 - CO 7583 - RICHARD DAVIS AND EDWIN DINDER - 960 SQ. FT. AT FIRST FLOOR AND 512 SQ. FT. AT SECOND FLOOR OF 1-1/2 STORY, ONE-FAMILY RESIDENCE HAVING ONE KITCHEN ONLY AND 359 SQ. FT. ONE-CAR GARAGE.

**N. VARIANCES REQUIRED:** N/A

**3. SUBMISSION REQUIREMENTS PURSUANT TO CHAPTER 220 (LIST ITEMS & SECTION NUMBER FOR ITEMS NOT SUBMITTED)**

**4. SITE ANALYSIS**

**A. SOIL TYPE:** PIB (Northern half) CpC (Southern half)

**B. FLOOD HAZARD ZONE:** X

**C. DESCRIPTION OF VEGETATION:** (I) – partially Cleared. Various Hickory, Birch, Oak, White Pines, no understory. Cleared area for the driveway and house.

**D. RANGE OF ELEVATIONS:** (80.7 – 90)

**E. NATURE OF SLOPES:** Existing home sits upon the highest point, slopes down from Northern and Southern sides.

**F. TYPE OF WETLANDS WITHIN NRSP JURISDICTION:** N/A

**G. SETBACK FROM ANY WETLAND OR WATER BODY:** N/A

**H. ARE THERE TRAILS ON SITE?** No

**I. DEPTH TO WATER TABLE:** Greater than 17'

**J. DISTANCE TO PUBLIC WATER:** (Existing) Over 600'

**K. SOURCE OF WATER SUPPLY:** (Proposed) Public Water

**L. NUMBER OF ACCESS POINTS:** One (1)

**M. METHOD OF WASTE DISPOSAL:** (Existing) Cesspool (Proposed) Individual Septic Systems

**N. DOES THE SITE CONTAIN HISTORIC OR ARCHAEOLOGICAL RESOURCES?** N/A

**O. AGRICULTURAL DATA STATEMENT REQUIRED:** N/A

**P. IS THE SITE CONTAINED WITHIN:**

NYS Significant Coastal Fish & Wildlife Habitat	No
Local Significant Coastal Fish & Wildlife Habitat	No
US Fish & Wildlife Significant Ecological Complex	No
PEP CLPS list	No
Town Community Preservation Fund List	No
Recommended Scenic Area of Statewide Significance	No
Suffolk County designated Pine Barrens	Yes
South Fork Special Groundwater Protection Area	Yes
Town Overlay District	No

### **Other Background Information:**

An application has been made to divide the original parcel of SCTM# 300-149-2-31 into two individual lots. The original parcel of 89,708 sq. ft. will be divided into Lot 1 consisting of (40,836 sq. ft minus a proposed access easement), and Lot 2 consisting of 44,854 sq. ft. The property is zoned "A" Residence which must contain a minimum of 40,000 sq. ft. It is situated off of Abrahams Path in Amagansett located within the Suffolk County Pine Barrens, and under the South Fork Special Groundwater Protection Area.

### **Issues for Discussion:**

#### **Dimensions**

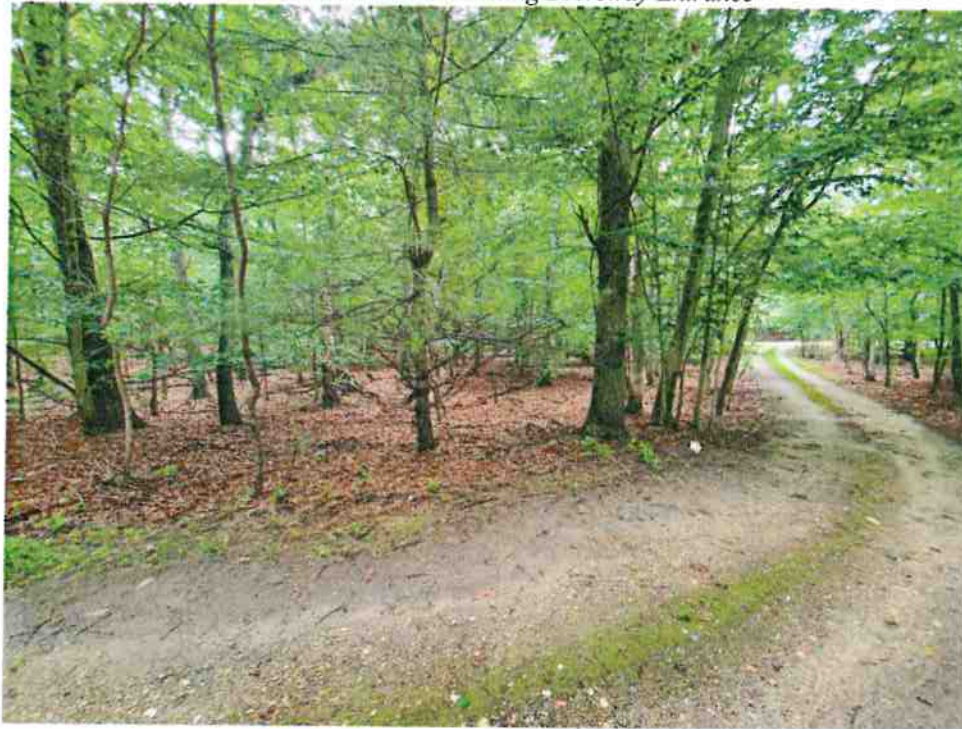
Currently the lot is partially cleared and contains one single family residence. The Existing Building Coverage and Total Lot coverage are below the Permitted Levels (1.5% of permitted 10% and 6.31% of permitted 35%, respectively). It is recommended that the applicant provide additional coverage calculations for their proposed lots on their survey. The Existing Limits of Clearing is 10,621 sq. ft. which is below the Permitted Limit of 32,426 sq. ft. It is the recommended that the applicant provide additional clearing calculations for those proposed lots on their survey.

As part of the proposal, the existing residence must be removed otherwise it would be within the newly proposed setbacks.





*294 Abrahams Path Existing Driveway Entrance*



*Existing Trees located on the Northern side*



*Existing House to be removed*

### **Title of Survey**

Currently the project title of the survey does not indicate that it is a subwaiver. It is recommended that the applicant revise the title to state it is a Map of 294 Abraham's Path Subwaiver.

### **Common Driveway Profile**

The Planning Department recommends the depiction of a Common Driveway Profile on the proposed survey as specified in Chapter §220 Attachment 6:1 to ensure the road is following the proper design from the Town Code.

### **Recommendation: Scenic Easement**

The Planning Department recommends the addition of 50ft scenic easement on the frontage along Abrahams Path to protect the rural community character. In addition, a scenic easement will ensure that the wooded frontage will be preserved to match the surrounding neighborhood. This is pursuant to Chapter §220-1.07 Subsection (H) where along public roads, residential subdivisions shall provide reserved area, or scenic easement area as a natural buffer from development.

### **Suffolk County Department of Health Services (SCDHS)**

The proposed lot line modification will require approval from the Suffolk County Department of Health Services. The applicants are encouraged to submit an application to this agency as soon as possible if they have not done so.

The proposal indicates that the removal of the existing single family home will include the removal of the existing cesspool that serves as the existing home's sanitation system.

**Office of Fire Prevention**

The Planning Department has not yet received comments from the Chief Fire Marshall regarding the fire safety and prevention of the proposed lots.

**SEQRA**

The project is a Type II Action pursuant to SEQRA and Chapter 128 of the Town Code. No further review under SEQRA is required.

**Title of Plans**

All plans submitted for this application, including but not limited to subdivision maps, road and drainage plans, and landscaping plans, must be labeled with the title of the subdivision. This title must be consistent with the title that the application was filed under unless an official request is made to modify the application name. All correspondence submitted should also be consistent with this title. This consistency is essential for record keeping purposes and any plans not so labeled will be required to be revised accordingly.

**Conclusion**

In conclusion, the applicant should address the additions and corrections to be made on their survey.

**Planning Board Consensus**

Issue for discussion in the form of a question

*Should the applicant provide additional coverage and clearing calculations for the newly proposed lots?*

Additional comments: \_\_\_\_\_  
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*Should the applicant amend the Title of their plans to include Subwaiver?*

Additional comments: \_\_\_\_\_  
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*Should the applicant amend their survey to include a Common Driveway Profile?*

Additional comments: \_\_\_\_\_  
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*Should the Board recommend the implementation of a scenic easement along Abrahams Path?*

Additional comments: \_\_\_\_\_  
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**Additional Board Comments:**

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\_\_\_\_\_  
\_\_\_\_\_





1" = 141.21 feet

Feet

0 30 60

THE TOWN  
OF  
EAST HAMPTON

NO PORTION OF THIS MAP WOULD BE MAINTAINED, ALTERED, SOLD, DISTRIBUTED OR REPRODUCED, STORED IN OR INTRODUCED INTO A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS (ELECTRONIC, MECHANICAL, PHOTOGRAPHIC, RECORDING OR OTHERWISE), WITHOUT THE PRIOR WRITTEN PERMISSION FROM THE TOWN OF EAST HAMPTON.



Prepared by

THE TOWN OF EAST HAMPTON  
Suffolk County, New York  
Dept. of Information Technology  
Date Prepared: July 29, 2020